

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

50 Denbigh Loop Mickleham VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Land

Suburb

Mickleham

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

5 Denbigh Loop Mickleham VIC 3064	\$600,000	30-Apr-20
5 Latchford Drive Mickleham VIC 3064	\$599,000	01-Jun-20

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 July 2020



**5 Denbigh Loop Mickleham VIC 3064**

Sold Price

**\$600,000**

Sold Date **30-Apr-20**

 4  2  2

Distance **0.08km**



**5 Latchford Drive Mickleham VIC 3064**

Sold Price

**\$599,000**

Sold Date **01-Jun-20**

 4  2  2

Distance **0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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